



Apartment B1302, 37 Strand Street, Liverpool, L1 8ND

£240,000

An exceptional two bedroom apartment located on the 13th floor of One Park West, overlooking Chavasse Park.

Upon entering, you are welcomed by a spacious hallway that leads into an open plan living, kitchen, and dining area, which opens onto a covered balcony offering fantastic views of the city and Cathedral. The apartment features two double bedrooms, one with an en-suite shower room, and an additional bathroom across the hall.

What sets this apartment apart is the panoramic views you can enjoy from every room, whether in the kitchen/lounge or bedrooms. The property is chain free and comes with one allocated parking space.

For more information or to arrange a viewing, please email lauren@bluerowhomes.co.uk or call 0151 709 9638.

Leasehold -250 year lease from 2009

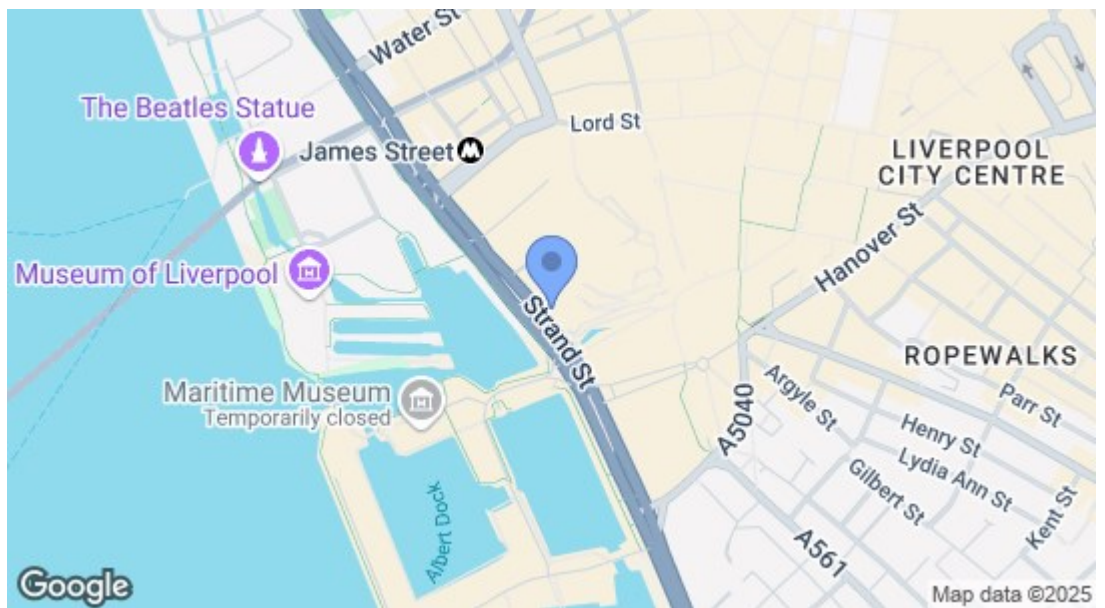
Service charge - £4770 per annum which includes the car parking service charge

Ground rent £175 per annum

Council Tax band C

- Stunning 13th Floor Location
- Two Generous Double Bedrooms
- Allocated parking
- Spacious Open-Plan Living
- En -Suite shower room
- Exclusive One Park West Development
- Private Balcony with City Views
- Chain fee Sale
- Prime City Centre location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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